

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

December 16, 2015– 2:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
William Paine, Fire Prevention Officer
Jennifer Hale, Deputy Director DPW
Jodie Bray Strickland, CMA Engineers
Rayann Dionne, Conservation Coordinator
Dave Hobbs, Police
Scott Wade, Unitil
Mike Bernier, Aquarion
Fred Welch, Town Manager
Laurie Olivier, Office Manager

Absent: Richard Sawyer, Police Chief
Kevin Schultz, Building Inspector

Liberty Lane, 298 Exeter Road (NH Route 27)
& Route 101

Map: 67 Lot: 1

Applicant: Cornerstone at Hampton, LLC

Owners of Record: Seacoast Crossroad Realty Co., LLC

Site Plan and Wetlands Permit: Construct Healthcare facility; Redevelopment of lot, including an access drive & all associated parking, utilities, landscape and stormwater management system.

John Lorden with MSC and Steve Paquette appeared. This is the 3rd PRC meeting. One issue is the inspection of sewer; it is scheduled for tomorrow at 10:30. The survey crew will be there also.

Mr. Bachand has a Memo from Chris Jacobs of DPW and he gave that to the applicant regarding sewer issues. Mr. Bachand received it 10 minutes before the meeting. Ms. Hale (DPW) said it can be discussed more tomorrow. She noted the only new concern is that that project does not have emergency power. With no back-up power, it could be problematic. Mr. Lorden thinks it is beneficial to have one as well. Ms. Hale discussed the sewer maintenance agreement. The Town is concerned with negotiating once a Building Permit is in place. Ms. Hale wants “0” effect/responsibility to the Town.

Ms. Hale noted that she spoke with Jim Hewett this morning. Plans have been supplied to the Traffic Bureau regarding the ramp. She asked about future improvements. She asked if ramps were being changed. She wants them to follow up with the DOT. The Town is just in the middle. She followed up this morning, but she wants the applicant to follow up. Mr. Lorden noted that he will follow up. Mr. Lorden said the DOT told them that it prefers to work directly with the Town. He will reach out to Jim Hewett. Mr. Paquette said Steve had discussions with the State before they got into the review.

Ms. Hale discussed them needing a driveway permit and sewer connection. She needs electronic plans of the plans that were just submitted, including the drainage study and O&M Plan as well. She asked about a Geotechnical Study; she’d like that as well.

On Sheet C2 she would like them to check the leaders to the dumpster area. Same goes for stub notes on C2. Ms. Hale asked about the intent of material of drain pipes that go under the building to porous pavement. She asked them to check Drain 5. No call outs. She recommends a sleeve.

Ms. Hale asked about the StormTech chambers; where the run off is coming from the roof. She asked where it goes from there. Mr. Lorden said there is a higher outlet. Mr. Lorden said it assumes capacity is full and it goes to higher end of the pipe. Out of actual structure is higher than what is going in the isolator row.

Note 22 on C6 needs to still be corrected. Take DPW out.

Ms. Hale discussed flows. 20 studios/10 one beds/ 10 2 beds = it’s 50 in memory support. Traditional healthcare is 15 studios, 39 beds and then 26—total of 80. It’s 130 in total. On architectural plans (total there is a different number). It says 117. She wants to know exactly how many the Planning Board will be approving. Wastewater development charge is based on what is built.

Ms. Hale asked Mr. Bachand about porous pavement areas. Sign for not sanding, etc. Is one sign sufficient – is it standard with the big fire road that is going to be all porous. Mr. Bachand said it makes sense to have more.

Ms. Hale asked about C5 – please label which StormTech system is which and how it relates to drainage study.

Ms. Dionne had CCD go out and check on wetland delineation. The Conservation Commission is looking at this project next week. Mitigation still needs to be resolved and buffer impacts.

Police said emergency plan needed to be discussed. Mr. Paquette checked NH Dept of Health; they are well aware this has to be done prior to occupancy. That will be a condition of approval per Mr. Bachand.

Mr. Bachand asked if the entrance lighting is sufficient. Police discussed having clear view of entrance and exits.

Ms. Hale said on emergency plan – DPW has to call all the facilities and find out how many transports are needed, etc. She wants to make sure there is an understanding that they want the facility to be responsible for the transport of their people; not the Town.

Mr. Bachand said the site plan should indicate that variance is granted (parking). Signature block – only the Chairman’s signature is needed. On the Architectural floor plan, the word “second” was misspelled.

The Building Department indicated there are no more comments at this time. Eight copies of the revised plans for the Planning Board are needed, and also pdf’s for staff to review should be provided.

Fire has no comments.

Jodie Strickland (CMA) discussed yard drains below buildings. She asked about drip edge. Drip edge is not clear to Ms. Strickland to see what is happening in front of the building. She thinks there are not enough outlets. Mr. Lorden said they will look at it further. She asked about catch basins. Weird dashed lines on drainage plan were asked about – they are underdrains. Ms. Strickland wants it called out.

Ms. Strickland discussed 1-4 yard drains. She wants those pipes extended. There will be reservoir course and infiltration.

Ms. Strickland said infiltration and saturation values are reasonable. Drainage plan and post-drainage condition plans vary--3 and 4. One may be missing on other sheet. CB/manhole 1 – she does not see it on the plan.

No inverts are shown on structure on POS-2.

O&M comments – one section says inspections should be done once a year or twice year—spring or fall should be noted.

Ms. Strickland discussed rip rap – accumulated sediment. Conventional pavement sweeping should be included. It should be twice/year. Yard drain maintenance and drip edge maintenance and foundation drain maintenance also. StormTech maintenance should include jetting the system prior to vacuuming.

Unitil is all set. Mike Bernier (Aquarion) is all set as well. Scott Wade appeared for Unitil.

Ms. Hale reiterated the sewer agreement has to be in place before building permits are issued. Before the Planning Board signs documents, it is imperative for approval for all to be on the same page.

No need for another PRC.

The Planning Board meeting will be on the 6th of January, next year (pending the outcome of next week’s Conservation Commission meeting).
Meeting ended at 2:30 p.m.

Laurie Olivier
Office Manager/Planning Department